



The Long & Foster Market Minute™

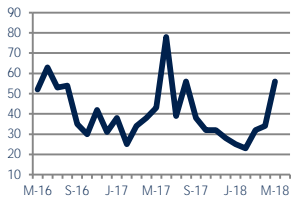
Focus On: Ashland and Springdale Housing Market

May 2018

Zip Code(s): 08003

Units Sold

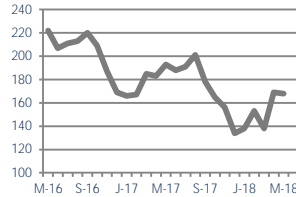
56



Up 30%
Vs. Year Ago

Active Inventory

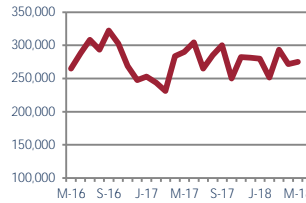
168



Down -13%
Vs. Year Ago

Median Sale Price

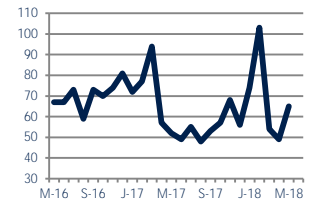
\$275,000



Down -5%
Vs. Year Ago

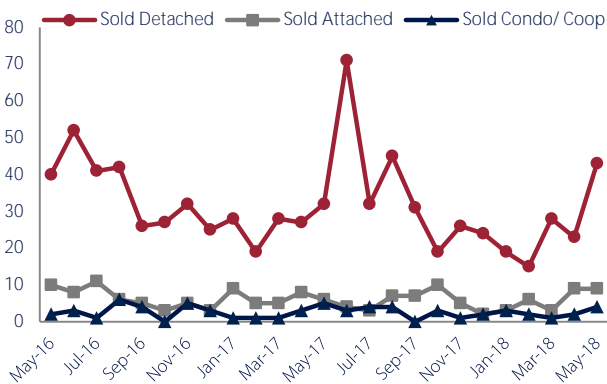
Days On Market

65



Up 25%
Vs. Year Ago

Units Sold*



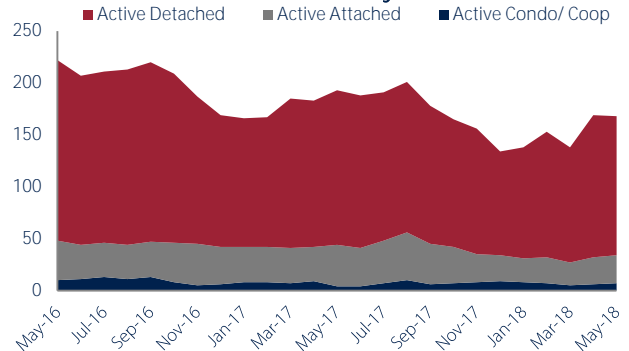
Units Sold

There was an increase in total units sold in May, with 56 sold this month in Ashland and Springdale. This month's total units sold was higher than at this time last year.

Active Inventory

Versus last year, the total number of homes available this month is lower by 25 units or 13%. The total number of active inventory this May was 168 compared to 193 in May 2017. This month's total of 168 is lower than the previous month's total supply of available inventory of 169, a decrease of 1%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Ashland and Springdale Homes was \$289,900. This May, the median sale price was \$275,000, a decrease of 5% or \$14,900 compared to last year. The current median sold price is 1% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.



Ashland and Springdale are defined as properties listed in zip code/s 08003.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by TRiND and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of TRiND or Long & Foster Real Estate, Inc.



CHRISTIE'S
INTERNATIONAL REAL ESTATE



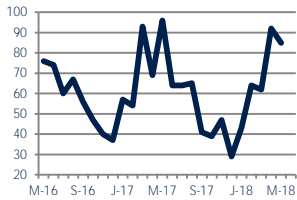
Focus On: Ashland and Springdale Housing Market

May 2018

Zip Code(s): 08003

New Listings

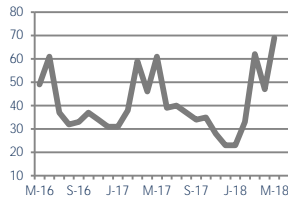
85



Down -11%
Vs. Year Ago

Current Contracts

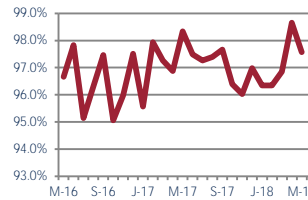
69



Up 13%
Vs. Year Ago

Sold Vs. List Price

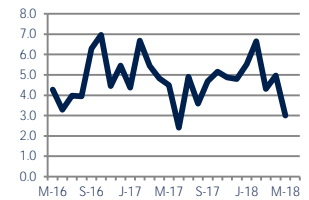
97.6%



Down -0.8%
Vs. Year Ago

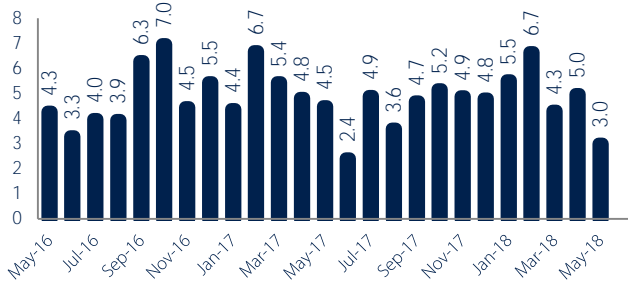
Months of Supply

3.0



Down -33%
Vs. Year Ago

Months Of Supply



Months of Supply

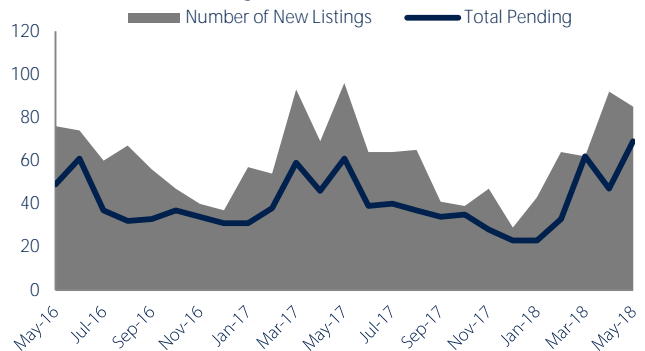
In May, there was 3.0 months of supply available in Ashland and Springdale, compared to 4.5 in May 2017. That is a decrease of 33% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

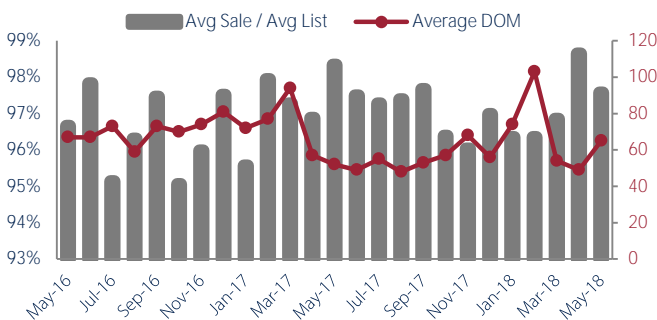
New Listings & Current Contracts

This month there were 85 homes newly listed for sale in Ashland and Springdale compared to 96 in May 2017, a decrease of 11%. There were 69 current contracts pending sale this May compared to 61 a year ago. The number of current contracts is 13% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Ashland and Springdale was 97.6% of the average list price, which is 0.8% lower than at this time last year.

Days On Market

This month, the average number of days on market was 65, higher than the average last year, which was 52, an increase of 25%.



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